

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	DEFABRITIIS JOSEPH & LINDA/TRS			
Owner 2:	LINDA D DEFABRITIIS REVOCABLE			
Owner 3:	TRUST			
Street 1:	76 PARK AVE EXT			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DE FABRITIIS JOSEPH--ETAL -		
Owner 2:	DE FABRITIIS LINDA -		
Street 1:	76 PARK AVE EXT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5095		Sq. Ft.	Site		0	70.	1.12	6									400,996						401,000	
Total AC/HA: 0.11697			Total SF/SM: 5095		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON						Total: 400,996		Spl Credit				Total: 401,000				

GENERAL INFORMATION

Type:	05	- Garrison
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:	8	- Brick Veneer 12%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	beige	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1967	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G13	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101						